



# ARLINGTON COUNTY, VIRGINIA

ARLINGTON COUNTY PLANNING COMMISSION

2100 CLARENDON BOULEVARD, SUITE 700  
ARLINGTON, VA 22201  
(703)228-3525 • [www.arlingtonva.us](http://www.arlingtonva.us)



DANIEL WEIR  
CHAIR

DEVANSHI PATEL  
VICE-CHAIR

GIZELE C JOHNSON  
CLERK

MATT PFEIFFER  
SPR SUPERVISOR

January 6, 2023

Arlington County Board  
2100 Clarendon Boulevard, Suite 300  
Arlington, Virginia 22201

## **SUBJECT: 2022 Year-End Report**

Dear Board Members:

This letter serves as the Arlington County Planning Commission's Year-End Report to the Arlington County Board for calendar year 2022.

Established in 1956, the Arlington County Planning Commission (henceforth referred to as the "PC") is a citizen advisory board authorized under the Code of Virginia to promote the orderly development of Arlington County and its environs by advising the Arlington County Board on land use and related matters. It is the only advisory body so chartered and required by the Commonwealth.

The agenda of the Commission is largely driven by the needs of the County Board: if an item related to land use, development, or planning is coming before the County Board for action, it must often first be considered in a public hearing by the Planning Commission. At times the Commission will raise items on its own initiative to gather information or to advise the County Board about matters of import that otherwise would not come before the Commission through the County Board or staff.

The Planning Commission hearings are streamed live online and along with the audio recordings are available on the [Commission's website](#). Electronic copies of Commission documents are also available [online](#), linked to hearing dates. The majority of meetings in 2022 occurred virtually due to the ongoing pandemic; however, in July 2022 the County Manager rescinded the County's local emergency declaration which provided the legal basis for meetings to be conducted virtually. Beginning in September 2022 all meetings of the Planning Commission and its committees were conducted in a hybrid in-person/virtual format in accordance with applicable provisions of the Code of Virginia.

The hybrid engagement process for Planning Commission review committees ([SPRC](#), [LRPC](#), and [ZOCO](#)) included in-person meetings at County facilities with the option for virtual participation through MS Teams by the public and by committee members under certain circumstances. Many review committee processes also included staff-led online engagements consisting of material posted to the County's web site and an option for participants to leave written comments.

### Update to Planning Commission Bylaws

In July 2022, in response to the a new law passed by the General Assembly ([Code of Virginia Sec. 2.2-3708.2](#), hereafter referred to as the “electronic meetings law”) which provided a framework for limited virtual participation in Commission and review committee meetings, the Commission adopted a [Policy Governing Electronic Participation in Meetings](#). In September 2022, the Commission amended its [bylaws](#) in order to more fully implement the law. Specific changes to the bylaws included:

- Allowance for individual members to participate in monthly Planning Commission hearings electronically subject to the policy adopted by the Commission and applicable state law.
- Allowance for the SPRC and LRPC to form project-specific sub-groups with adopted membership rosters consisting of Planning Commissioners, other appointed commissions, and members of the broader public.
- Committee sub-groups will have a quorum requirement of three members, including one Planning Commissioner who will need to be physically present at the meeting location.

**Planning Commission Members:** Membership on the Commission was ten members in 2022. As of December 31, 2022, the [Planning Commission members](#) were:

<b>Commissioner</b>	<b>Appointed</b>	<b>Reappointments</b>	<b>Term ending</b>
Devanshi P. Patel <b>2023 Chair</b>	1/02/2019		1/31/2023
Sara Steinberger <b>2023 Vice Chair</b>	1/2/2019		1/31/2023
Denyse “Nia” Bagley	7/16/2019		7/31/2023
Elizabeth Gearin	12/31/2015	12/15/2019	12/31/2023
Stephen Hughes	5/19/2015	5/21/2019	5/31/2023
James Lantelme	2/07/2017	3/23/2021	3/31/2025
Tenley Peterson	7/16/2019		7/31/2023
Leonardo Sarli	4/28/2020		4/30/2024
James Schroll	5/19/2015	5/21/2019	5/31/2023
Daniel Weir	4/25/2017	3/23/2021	4/30/2025

**Officers:** In December 2021, the Planning Commission elected Daniel Weir as Chair and Devanshi Patel as Vice Chair for 2022. They served in these capacities throughout the year. On December 5, 2022, the Planning Commission elected Devanshi Patel as Chair and Sara Steinberger as Vice Chair, for 12-month terms starting January 1, 2023.

**Public Hearings:** In 2022 the Planning Commission held 11 monthly public hearings; the commission was in recess during the month of August. Five of the public hearings went into recess multiple nights. There was a total of 17 nights of public hearings for the year.

The following major items were brought forward for Planning Commission consideration:

- **2** Sector Plans (*Pentagon City Sector Plan, Clarendon Sector Plan Update*)
- **1** Special General Land Use Plan (GLUP) Study (*Courthouse West*)

- **6** Site Plans, Major Amendments, and Phased Development Site Plan's (*Marbella Apartments, Wendy's Residential, The Rixey Hotel Conversion, PenPlace/Amazon HQ2, Ballston Macy's, Crystal Plaza 5 PDSP*)
- **4** Use Permits (*The Elliott, The Heights Parking Garage, 2608 Shirlington Road Unified Commercial Mixed Use Development, The Haven*)
- **1** Form Based Code Amendment (*Western SubArea Regulating Plan/The Haven*)
- **2** Zoning Ordinance Amendments (*Planning and Zoning Fee Changes, Micro-Fulfillment Centers*)
- **1** Standalone Real Estate Action (*North Quincy Street Abandonment*)
- **1** Designation of Historic Districts and Overlays (*Anderson House*)
- **1** Neighborhood Plan (*Arlington Forest*)
- **4** Requests to Advertise (*Clarendon Sector Plan Update, Courthouse West Special GLUP Study, Arlington Junction Park, Missing Middle Housing Study*)
- **5** Informational Items (*Missing Middle Housing Study, 2023 Capital Improvements Program, Update on Commercial Resiliency, Vizion Zero*)

The following table describes the site plans and new construction use permits that the Commission considered in 2022.

Use Permit/Site Plan	Density					PC Date	CB Date
	Office (sf)	Residential	Hotel	Retail (sf)	Other (sf)		
<a href="#">Marbella Apartments</a>		555 units				2/3/2022	2/28/2022
<a href="#">The Elliott</a>		247 units		51,888 sf		2/2/2022	2/19/2022
<a href="#">Wendy's Residential</a>		231 units		3,500 sf		3/7/2022	3/19/2022
<a href="#">PenPlace/Amazon HQ2</a>	3,158,529 sf			94,348 sf	28,651 sf high school 14,610 sf childcare facility	4/4/2022	4/23/2022
<a href="#">2608 Shirlington Road UCMUD</a>		30 units				6/8/2022	6/18/2022
<a href="#">Ballston Macy's</a>		553 units		43,076 sf		12/5/2022	12/17/2022

<b>Totals</b>	<b>3.1m sf</b>	<b>1,616 units</b>		<b>192.8k sf</b>	<b>28k sf High School 14k sf childcare</b>	
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### Site Plan Features and Amenities

The site plan development process provides for amenities and benefits to the community beyond those that might be received from by-right development of the same properties. When included as part of a site plan approval, the site plan features and amenities are noted in the staff report that accompany each site plan.

The following table of approved site plans notes the Site Plan Features and Amenities generated by each plan:

Site Plan	Affordable Housing	Transportation	Public Art	Open Space	Sustainable Design	Other
<a href="#">Marbella Apartments</a>	Base ADU contribution  555 on-site CAF units	On-site streetscape and utility improvements  Utility fund contribution: \$122,641  TDM measures	\$75k		Earthcraft Gold Certification	In-Building Wireless infrastructure
<a href="#">Wendy's Residential</a>	Base ADU contribution  12 on-site CAF units	On-site streetscape and utility improvements  Utility fund contribution: \$33,302  TDM measures  Construction and dedication of new public alley  Multimodal off-site transportation improvements	\$75k	Construction and dedication of easement for 1,465 sf public plaza  \$449,576 cash contribution towards future open space planning in the vicinity	LEED Gold Certification + baseline prerequisites and three extra list items	In-Building Wireless infrastructure
<a href="#">PenPlace/ Amazon HQ2</a>	\$30m contribution to the County's Affordable Housing Investment Fund (AHIF)	On site streetscape and utility improvements  Instillation of on-site protected bike facilities  Installation of on-site traffic signal improvements	\$300k	Design, construction, and dedication of a 2.75-acre open space including connections to the County's Green Ribbon network  Public use of the campus' conference space for County-	LEED Platinum Certification + Energy Optimization 30% above ASHRAE + baseline prerequisites + extra list items including renewable energy storage, additional	In-Building Wireless infrastructure  Construction and leasing for a minimum of 30 years of a 28,600-sf space rent-free for the Arlington Community High School

		<p>Installation of a floating bus island</p> <p>Installation of an on-site bikeshare station and 10 years of operations/maintenance</p> <p>Restriping of N. Fern Street, N. Eads Street, 12<sup>th</sup> Street S., and S. Army Navy Drive adjacent to site</p> <p>TDM measures</p>		<p>sponsored uses 4x/year</p> <p>Public access to the Helix two weekend days/month</p>	<p>energy optimization, and carbon offsets</p>	<p>A childcare center available to the general public and accepting of subsidies</p>
<p><a href="#">Ballston Macy's</a></p>	<p>Base ADU contribution</p> <p>118 off-site CAF units through TDR</p> <p>One on-site CAF unit at 60% AMI</p> <p>11 on-site CAF units at 80% AMI</p>	<p>On-site streetscape and utility improvements</p> <p>Utility fund contribution: \$168,042</p> <p>TDM measures</p>	<p>\$75k</p>		<p>LEED Gold Certification + prerequisites + extra list items</p>	<p>In-Building Wireless infrastructure</p> <p>Preservation of The Haven Apartments</p>

**Planning Commission Committees**

[The Site Plan Review Committee \(SPRC\)](#) held 27 engagements in total during 2022. Of those engagements, 13 were regular meetings (seven virtual and six hybrid), nine were online engagements, three were walking tours, one was an administrative meeting (virtual), and one was a presentation (virtual) to discuss three upcoming site plan processes. The Committee was managed by Commissioner Tenley Peterson. Each Site Plan Review process was chaired or co-chaired by individual Commissioners. At the close of 2022:

Twelve final site plans remained under active review:

1. [Crystal Plaza 5](#)
2. [Joyce Motors](#)
3. [4600 Fairfax Drive/Ballston Holiday Inn](#)
4. [Bingham Center/Silver Diner Site](#)
5. [Americana Hotel](#)
6. [YMCA Site](#)
7. [Crystal Towers 3](#)
8. [Wakefield Manor](#)
9. [The ARVA](#)
10. [FRIT-Shirlington Public Improvements](#)
11. [Wells Fargo/Verizon Site](#)
12. Red Lion Inn

Four site plans are in the preliminary stages of review:

1. Sunrise South Glebe
2. Inn of Rosslyn
3. River House Neighborhood
4. Pentagon Center PDSP

**SPRC Engagements in 2022:**

<b>DATE</b>	<b>PROJECT</b>	<b>MEETING TYPE</b>	<b>SPRC CHAIR (PC MEMBER)</b>
1/24	PenPlace	Virtual Meeting	Peterson
2/10	PenPlace	Virtual Meeting	Peterson
2/7 – 2/17	Ballston Macy's	Online Engagement	Lantelme
3/14	Site Plan Conditions	Virtual Meeting	Peterson
3/15	Ballston Macy's	Walking Tour	Lantelme
3/24	Ballston Macy's	Virtual Meeting	Lantelme
3/31	Shirlington Road UCMUD	Virtual Meeting	Bagley
5/5 – 5/16	Crystal Plaza 5	Virtual Meeting	Schroll
5/12	Crystal Plaza 5	Walking Tour	Schroll
6/15	Clarendon Site Plans	Virtual Presentation	Peterson
6/16 – 6/27	Joyce Motors	Online Engagement	Hughes
7/11	Crystal Plaza 5	Virtual Meeting	Schroll
7/25 – 8/4	Ballston Holiday Inn	Online Engagement	Hughes
9/12	Joyce Motors	Hybrid Meeting	Hughes
9/12 – 9/26	Bingham Center/Silver Diner	Online Engagement	Sarli
9/15	Crystal Plaza 5	Hybrid Meeting	Schroll
10/13	Joyce Motors	Hybrid Meeting	Hughes
10/17-10/27	Americana Hotel	Online Engagement	Weir
10/20	Bingham Center/Silver Diner	Hybrid Meeting	Sarli
10/24	Ballston Holiday Inn	Hybrid Meeting	Hughes
11/7	Ballston Macy's	Hybrid Meeting	Lantelme
11/22 – 12/5	The ARVA	Online Engagement	Peterson
11/28	Americana Hotel	Hybrid Meeting	Weir
11/28 – 12/8	Crystal Towers 3	Online Engagement	Schroll
12/1 – 12/12	Wakefield Manor	Online Engagement	Sarli
12/2	Wakefield Manor	Walking Tour	Sarli
12/6 - 12/19	YMCA Site	Online Engagement	Gearin

**SPRC Membership:** As a result of the bylaw changes enacted by the Commission in September 2022, including the requirement for adoption of formal SPRC Sub-group rosters for each individual site plan project, the SPRC Chair took the opportunity to streamline SPRC membership. Changes

included clarification of participating commissions, and geographic definition of participating civic associations.

**Project-Specific SPRC Sub-Group Standard Roster:**

- Planning Commissioners (all members)
  - A Commission member will be designated as the Chair of the sub-group (1 member)
- Transportation Commission (1 member)
- Housing Commission (1 member)
- Park and Recreation Commission (1 member)
- Forestry and Natural Resources Commission (1 member)
- Historical Affairs and Landmark Review Board (1 member)
- Disability Advisory Commission (1 member)
- Economic Development Commission (1 member)
- Climate Change, Energy and Environment Commission (1 member)
- Pedestrian Advisory Committee (PAC) (1 member)
- Host Civic Association (1 member)
- Civic Association(s), Condominium Owner’s Association(s), and Homeowner’s Association(s) directly abutting the block on which the project is located (1 member for each applicable group)
- Other representatives as may be warranted on a case-by-case basis, including but not limited to:
  - Other County Board and/or County Manager appointed committees or commissions
  - Other citizen representatives or representatives from other stakeholder groups that may have an interest in the specific project
  - Alternate members (to participate in the absence of a primary sub-group member)

[The Long Range Planning Committee \(LRPC\)](#), chaired by Commissioner Jim Lantelme, held 12 engagements during 2022. Of those engagements, ten were regular meetings (six virtual and four hybrid), one was an online engagement, and one was a memo to the committee.

**LRPC Engagements in 2022**

DATE	MEETING TYPE	AGENDA
1/26	Virtual Meeting	Courthouse West Special GLUP Study
2/28 – 3/14	Online Engagement	Block M Crystal City
4/11	Virtual Meeting	Block M Crystal City
5/12	Virtual Meeting	Melwood Tier 1 Special GLUP Study
5/16	Virtual Meeting	Courthouse West Special GLUP Study
6/6	Virtual Meeting	Missing Middle Housing Study Phase 2
6/14	Virtual Meeting	Americana Hotel Site Plan
10/17	Hybrid Meeting	Missing Middle Housing Study Phase 3
10/17	Memorandum to LRPC	Arlington Junction Park
10/19	Hybrid Meeting	1. Chesapeake Bay Preservation Plan Update 2. Forestry and Natural Resources Plan Update

10/25	Hybrid Meeting	Plan Langston Boulevard
11/9	Hybrid Meeting	Missing Middle Housing Study Phase 3

[The Zoning Committee \(ZOCO\)](#), co-chaired by Commissioners Devanshi Patel and Leo Sarli, held seven meetings during 2022, two of which were virtual and five of which were hybrid meetings. Agenda items focused on a variety of proposed zoning ordinance amendments.

**ZOCO Engagements in 2022**

DATE	MEETING TYPE	AGENDA
2/8	Virtual Meeting	Clarendon Sector Plan Update
7/12	Virtual Meeting	N-FBC Amendment: The Haven
9/13	Hybrid Meeting	1. Microfulfillment Centers 2. C-FBC: Bank of America Building
11/9	Hybrid Meeting	Missing Middle Housing Study Phase 3
11/16	Hybrid Meeting	Missing Middle Housing Study Phase 3
11/30	Hybrid Meeting	Missing Middle Housing Study Phase 3
12/13	Hybrid Meeting	Commercial Market Resiliency Initiative Phase 2

**Planning Commission Representation on Other Committees:**

Individual Planning Commissioners have volunteered their time, provided valuable input, and represented the Planning Commission on various additional groups. During 2022, the [Public Facilities Review Committee \(PFRC\)](#), chaired by Sara Steinberger, held a total of eight meetings to review various projects (*Career Center Campus, ART Bus Operations and Maintenance Facility, and The Heights Garage*).

In addition, the Missing Middle Housing Study was an area of particular focus for the Planning Commission this year. In 2020, the County began its [Missing Middle Housing Study \(MMHS\)](#) to explore how new housing types could address Arlington’s shortfall in housing supply. After two years of public engagement, the MMHS has reached its third phase. County staff has developed draft zoning text and General Land Use Plan amendments for consideration by both the Planning Commission and County Board. The Planning Commission's Long Range Planning Committee (LRPC) met in October and November to discuss the proposed General Land Use Plan and Zoning Ordinance amendments, and the Zoning Committee (ZOCO) reviewed the draft text during three meetings in November. The Planning Commission considered a Request to Advertise with a public hearing on December 12 and 15, voting 7-2 to recommend that the County Board advertise GLUP and ACZO amendments, along with recommendations to expand or modify the scope of advertisement.

In closing, the Planning Commission would like to make special note of and express its continued appreciation for the support of Arlington County staff across multiple departments who are involved in the planning process and invaluable aided the Commission’s work this past year, especially during unprecedented circumstances. The staff’s commitment to excellent planning has been instrumental in educating and assisting the Commission in the making of recommendations to the County Board. In addition, the Planning Commission is especially indebted to Commission Clerk



Gizele Johnson, for her direct, responsive support of the Commission's business, as well as Courtney Badger and Emma Martin for filling in during Ms. Johnson's planned absences.

On behalf of all members of the Planning Commission, I want to thank the County Board for the opportunity to serve Arlington County. This past year saw the completion of new zoning ordinance amendments, new sector plans, a Special GLUP study, and seven major developments and redevelopments. Arlington County, with its commitment to sensible, thoughtful and progressive planning, continues to be a place where businesses want to be and people want to live.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'D. Weir', with a long horizontal stroke extending to the right.

Arlington County Planning Commission  
Daniel Weir, Chair 2022

- cc: Kendra Jacobs, Clerk, Arlington County Board  
Mark Schwartz, County Manager, CMO  
Samia Byrd, Deputy County Manager, CMO  
Shannon Flanagan-Watson, Deputy County Manager, CMO  
Claude Williamson, Director, DCPHD  
Anthony Fusarelli, Jr., Planning Director, DCPHD  
Gizele Johnson, Clerk, Planning Commission, DCPHD  
Matthew Pfeiffer, Site Plan Review Supervisor, DCPHD  
Aaron Shriber, Current Planning Manager, DCPHD  
Jennifer Smith, Comprehensive Planning Manager, DCPHD  
Kellie Brown, Comprehensive Planning Supervisor, DCPHD